

Subject: ARO compared to HI Zone

From: "Marie Rumsey" <MRumsey@ccala.org>

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To: "Carol Schatz" <cschatz@downtownla.com>

ARO is an incentive to development while the HI zone is regulatory in the form of design guidelines. And, just to be clear the HI zone does not change the zoning in the Arts District. Live/Work projects on industrial zoned land still need to apply for a general plan amendment and zone change. The HI zone just informs what kind of residential development is allowed.

For example, ARO provides parking exemptions. And, the rent stabilization ordinance did not apply to ARO buildings despite most of the buildings were constructed pre-1979.

The HI Zone requires all residential projects to be built to commercial standards to accommodate up to 5 employees. It also requires a percentage of affordable housing and dedicated arts & creative space.

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Marie Rumsey

Managing Director of Leg. Affairs & Government Relations

626 Wilshire Blvd., Suite 200 | Los Angeles, CA 90017

office: (213) 416-7513 | fax: (213) 624-0858

mrumsey@ccala.org

ccala.org



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